



THE
A-TEAM

**RE/MAX
FIRST**

123 4 Street #1007, Calgary T2E 8K3

MLS®#: **A2177273**

Area: **Crescent Heights**

Listing Date: **11/06/24**

List Price: **\$269,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **453**
Low Sqft:
Ttl Sqft: **453**

DOM

16
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat: **None**

Utilities and Features

Roof:
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	10`9" x 9`11"	Kitchen	Main	11`7" x 7`11"
Bedroom - Primary	Main	9`2" x 7`8"	Foyer	Main	12`2" x 4`6"
Laundry	Main	7`3" x 3`2"	4pc Bathroom	Main	7`5" x 4`10"
Balcony	Main	7`4" x 5`3"			

Legal/Tax/Financial

Condo Fee: **\$315**

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **2311203**

Remarks

Pub Rmks: Discover this exceptional condo perfectly situated between the vibrant communities of Bridgeland and Crescent Heights. With a remarkable Walk Score of 98, this location offers unparalleled convenience, ideal for those who love exploring everything the city has to offer right at their doorstep. Developed by Minto Communities, this unit combines urban living with eco-conscious design, featuring LEED-certified, energy-efficient construction—making it a fantastic choice for both personal residence and Airbnb investment potential. Inside, you'll find a bright, open-concept layout with luxury vinyl plank flooring and natural light pouring in from the South-facing balcony. The modern kitchen is as stylish as it is practical, with quartz countertops, stainless steel appliances, full-height cabinetry, and a spacious eat-in island. Added conveniences include in-suite laundry, a tiled storage locker, and designated bike storage. This condo is part of a state-of-the-art building equipped with advanced smart security systems, including facial recognition, video calling, and secure package locker integration. A resident engagement system connects you with a virtual concierge and facilitates community messaging. Residents can relax or entertain on the impressive rooftop patio, complete with fire pits, barbecues, and stunning views of Calgary's downtown skyline. An indoor lounge and workspace provide a cozy alternative on cooler days. With countless amenities just steps away, this prime location offers easy access to Bridgeland Market for fresh produce, Luke's Drug Mart for coffee and essentials, and Blush Lane Organic Market for specialty items. Treat yourself at local favorites like Phil & Sebastian Coffee Roasters, Shiki Menya for ramen, and Brasserie Kensington. Outdoor enthusiasts will enjoy proximity to Tom Campbell's Hill Natural Park, St. Patrick's Island Park, and the scenic Bow River Pathway for walking, biking, and picnicking. Plus, with the Bridgeland/Memorial LRT station just minutes away, you'll have quick access to downtown Calgary, the East Village, and beyond. Ideal for young professionals, first-time buyers, or investors seeking a low-maintenance, sophisticated urban lifestyle, this condo captures the essence of Calgary city living. Don't miss out on this extraordinary opportunity—schedule a viewing today!

Inclusions: n/a
Property Listed By: Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









